

# Exhibit I


[Web](#) [Moving Images](#) [Texts](#) [Audio](#) [Software](#) [Patron Info](#) [About IA](#) [Projects](#)
[Forums](#) | [FAQs](#) | [Contributions](#) | [Jobs](#) | [Donate](#)

Search:

All Media Types

601

**Universal access  
to human knowledge**
Anonymous User ([login](#) or [join us](#)) | [Upload](#) |

## Announcements (more)

[A Future for Books:  
BookServer launch  
event](#)

[Project funded to add  
features to a Million  
books](#)

[Book Reader supports  
Zooming](#)

## Web

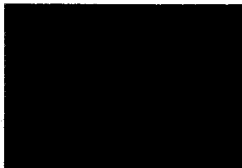
150 billion pages

<http://pathfindercorp.net>[Advanced Search](#)Welcome to  
the Archive

The Internet Archive, a 501 (c)(3) non-profit, is building a digital library of Internet sites and other cultural artifacts in digital form. Like a paper library, we provide free access to researchers, historians, scholars, and the general public.

## Moving Images

214,063 movies

[Browse](#) (by keyword)[Curator's Choice](#) (more)**Liberation**

The western 'way of life' is at the cost of too much waste; The war in Iraq is about economic...

## Recent Reviews

[The Golem](#)

Average rating: ★★★★★

[Granite](#)

Average rating: ★★★★★

## Live Music Archive

69,692 concerts

[Browse](#) (by band)[Curator's Choice](#) (more)

[Good Luck Live at The Bike  
Barn on 2008-06-04](#)

## Recent Reviews

[Grateful Dead Live at Tivolis  
Konzertsal on 1972-04-14](#)

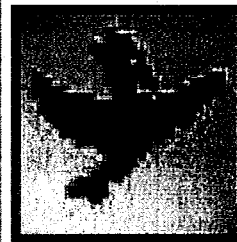
Average rating: ★★★★★

[Ratdog Live at Tower Theater  
on 2009-10-16](#)

Average rating: ★★★★★

## Audio

419,039 recordings

[Browse](#) (by keyword)[Curator's Choice](#) (more)**soulseek sample series:**[002 : acp \[march 2003\]](#)

SSS: acpThe soulseek samples series is an on-going project where musicians use their creative...

## Recent Reviews

[The Danny Kaye Show](#)

Average rating: ★★★★★

[Danny Kaye Show](#)

Average rating: ★★★★★

## Texts

1,687,609 texts

[Browse](#) (by keyword)[Curator's Choice](#) (more)**Travels in Brazil**

## Recent Reviews

[Espistolario di Coluccio  
Salutati](#)

Average rating: ★★★★★

[Department of State  
bulletin](#)

Average rating: ★★★★★

## Most recent posts (write a post by going to a forum) more...

Subject	Poster	Forum	Replies	Date
<a href="#">Re: Tell rises to the challenge...</a>	<a href="#">William Tell</a>	<a href="#">GratefulDead</a>	0	24 minutes ago
<a href="#">Re: Tell rises to the challenge...</a>	<a href="#">elbow1126</a>	<a href="#">GratefulDead</a>	0	28 minutes ago
<a href="#">Re: Jerry Poll</a>	<a href="#">grendelschoice</a>	<a href="#">GratefulDead</a>	0	31 minutes ago
<a href="#">Re: Tell rises to the challenge...</a>	<a href="#">robthewordsmith</a>	<a href="#">GratefulDead</a>	2	34 minutes ago
<a href="#">Re: Tell rises to the challenge...</a>	<a href="#">elbow1126</a>	<a href="#">GratefulDead</a>	1	42 minutes ago
<a href="#">Re: Prove me wrong</a>	<a href="#">GLSmyth</a>	<a href="#">netlabels</a>	0	49 minutes ago
<a href="#">Re: Tell rises to the challenge...</a>	<a href="#">William Tell</a>	<a href="#">GratefulDead</a>	1	52 minutes ago
<a href="#">Re: Jerry Poll</a>	<a href="#">direwolf0701</a>	<a href="#">GratefulDead</a>	0	52 minutes ago
<a href="#">Re: Tell rises to the challenge...</a>	<a href="#">William Tell</a>	<a href="#">GratefulDead</a>	0	53 minutes ago

Internet Archive

Page 2 of 2

---

Re: Jerry Poll	<a href="#">William Tell</a>	<a href="#">GratefulDead</a>	1	55 minutes ago
----------------	------------------------------	------------------------------	---	----------------

---

**Institutional Support**

[Alexa Internet](#)  
[HP Computer](#)  
[The Kahle/Austin](#)  
[Foundation](#)

[Prelinger Archives](#)  
[National Science](#)  
[Foundation](#)  
[Library of Congress](#)

[LizardTech](#)  
[Sloan Foundation](#)  
[Individual contributors](#)

[Terms of Use \(10 Mar 2001\)](#)

Skin: [classic](#) | [columns](#) | [custom!](#)  
Skin: [classic](#) | [columns](#) | [custom!](#)

Internet Archive Wayback Machine

Page 1 of 1

Enter Web Address: 

All

[Adv. Search](#) [Compare Archive Pages](#)Searched for <http://pathfindercorp.net>

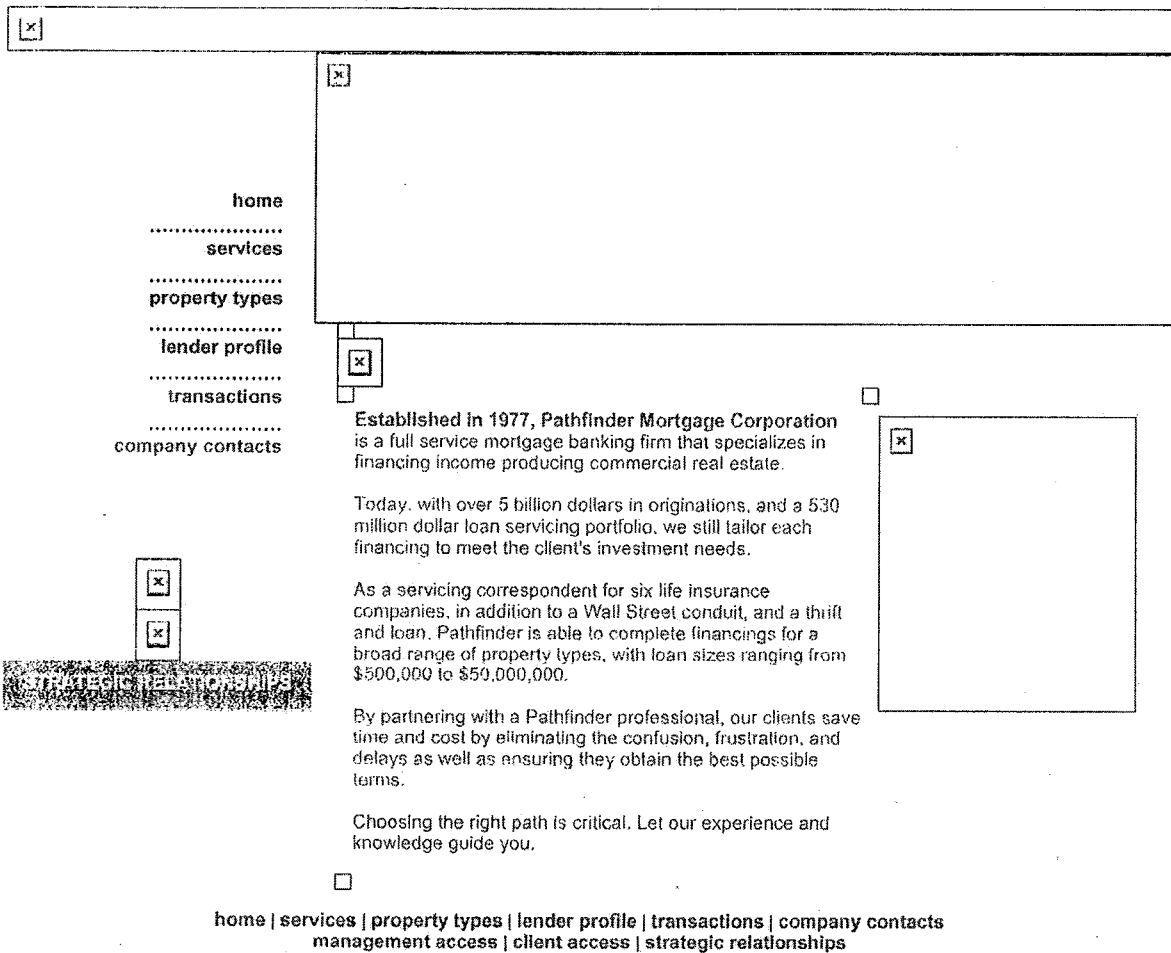
20 Results

\* denotes when site was updated.

Material typically becomes available here 6 months after collection. [See FAQ.](#)**Search Results for Jan 01, 1996 - Apr 23, 2009**

1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
0	0	0	0	0	0	0	0	3 pages	2 pages	0 pages	8 pages	7 pages	0 pages
pages	pages	pages	pages	pages	pages	pages	pages						
								<a href="#">Aug 28, 2004</a>	* <a href="#">Feb 06, 2005</a>		<a href="#">Apr 28, 2007</a>	<a href="#">Jan 05, 2008</a>	
								<a href="#">Sep 28, 2004</a>	<a href="#">Oct 16, 2005</a>		<a href="#">May 28, 2007</a>	<a href="#">Feb 05, 2008</a>	
								<a href="#">Dec 04, 2004</a>			<a href="#">Jun 30, 2007</a>	<a href="#">Apr 06, 2008</a>	
											<a href="#">Aug 21, 2007</a>	<a href="#">May 07, 2008</a>	
											<a href="#">Sep 15, 2007</a>	<a href="#">Jun 08, 2008</a>	
											<a href="#">Sep 22, 2007</a>	<a href="#">Jul 18, 2008</a>	
											<a href="#">Oct 11, 2007</a>	<a href="#">Jul 19, 2008</a>	
											<a href="#">Dec 06, 2007</a>		

[Home](#) | [Help](#)[Internet Archive](#) | [Terms of Use](#) | [Privacy Policy](#)



10/20/2009

Email: [InfoWLA@pathfindercorp.net](mailto:InfoWLA@pathfindercorp.net)



Origination



Advisory Services

**Contacts:**

Ron Robbins  
[RRobbins@PathfinderCorp.net](mailto:RRobbins@PathfinderCorp.net)  
Harold Gingrich  
[HGingrich@PathfinderCorp.net](mailto:HGingrich@PathfinderCorp.net)  
Bob Foote  
[BFoote@PathfinderCorp.net](mailto:BFoote@PathfinderCorp.net)  
Mary Arenas  
[MArenas@pathfindercorp.net](mailto:MArenas@pathfindercorp.net)

---

San Diego Office  
445 Marine View Avenue, Suite 295  
Del Mar, CA 92014  
Phone: (858) 793-1769  
Fax: (858) 793-1769  
Email: [bstirling@pathfindercorp.net](mailto:bstirling@pathfindercorp.net)



Origination



Advisory Services

**Contacts:**

Bruce Stirling  
[BStirling@PathfinderCorp.net](mailto:BStirling@PathfinderCorp.net)  
Bill McHugh  
[bmchugh@pathfindercorp.net](mailto:bmchugh@pathfindercorp.net)



[home](#) | [services](#) | [property types](#) | [lender profile](#) | [transactions](#) | [company contacts](#)  
[management access](#) | [client access](#) | [strategic relationships](#)

# **Exhibit J**



Help Sign in

Web Images Videos Maps News Shopping Gmail more

Google maps 1535 Los Angeles, CA 90017 to: 2858 Via Bellota, San Clemente, California Search Maps Show search options

Get Directions My Maps

725 South Figueroa St Suite 1535 Los Angeles, CA 90017

2858 Via Bellota, San Clemente, Calif

Add Destination - Show options

By car

Get Directions

Also available: Public Transit

Driving directions to 2858 Via Bellota, San Clemente, CA 92673

Suggested routes

1.5 S 61.7 mi 1 hour 4 mins

1.405 S 67.2 mi 2 hours 30 mins in traffic

1.405 S 67.2 mi 1 hour 8 mins

1.405 S 67.2 mi 1 hour 30 mins in traffic

725 S Figueroa St Los Angeles, CA 90017

- Head northeast on S Figueroa St toward W 7th St 0.3 mi
- Turn left at W 5th St 160 ft
- Take the CA-110 N/ Harbor Fwy N ramp 0.2 mi
- Merge onto CA-110 N/ 110 N 0.4 mi
- Take the exit toward I-5 S/ Santa Ana/ 10 E/ San Bernardino 0.5 mi
- Merge onto US-101 S 3.6 mi
- Merge onto I-5 S 5.4 2 mi
- Take exit 78 for Camino De Estrella 0.3 mi
- Turn left at Camino De Estrella 0.3 mi
- Continue on Camino De Los Mares 1.2 mi
- Turn right at Calle Nuevo 0.3 mi
- Take the 3rd right onto Via Anapola 0.3 mi
- Take the 1st left onto Calle Piedras 100 ft
- Take the 1st right onto Via Bellota Destination will be on the right 161 ft

2858 Via Bellota San Clemente, CA 92673

Save to My Maps

Print Map Satellite Terrain

More Show labels

©2009 Google - Imagery ©2009 TerraMetrics Map data ©2009 Google - Terms of Use Report a problem

Internet

100%

5 mi 10 km

Done

# **Exhibit K**

<b>2010 E 1st St</b> Medical/dental Office Site Santa Ana, CA 92705 <b>Commercial Land of 7.82 AC Sold on 03/06/2006 for \$8,856,614</b>																																																																	
<b>buyer</b> <b>NMP SA LLC</b> c/o Newport Real Estate Services Inc 1122 Bristol St Costa Mesa, CA 92626 (714) 850-0085																																																																	
<b>seller</b> Sisters of the Company of Mary Our Lady c/o Sister Mary S. Estarda, ODN 16791 E Main St Tustin, CA 92780 (714) 541-3125																																																																	
<b>vital data</b> <table border="0"> <tr> <td>Sale Date:</td> <td>03/06/2006</td> <td>Sale Price:</td> <td>\$8,856,614</td> </tr> <tr> <td>Escrow/Contract:</td> <td>420 days</td> <td>Status:</td> <td>Confirmed</td> </tr> <tr> <td>Days on Market:</td> <td>-</td> <td>Down Pmnt:</td> <td>-</td> </tr> <tr> <td>Exchange:</td> <td>No</td> <td>Pct Down:</td> <td>-</td> </tr> <tr> <td>Conditions:</td> <td>Land Contract</td> <td>Doc No:</td> <td>0148075</td> </tr> <tr> <td>Density:</td> <td>-</td> <td>Trans Tax:</td> <td>-</td> </tr> <tr> <td>Max No of Units:</td> <td>-</td> <td>Corner:</td> <td>No</td> </tr> <tr> <td>Price/Unit:</td> <td>-</td> <td>Topography:</td> <td>Level</td> </tr> <tr> <td>Lot Dimensions:</td> <td>Irregular</td> <td>Improvements:</td> <td>Finished lots</td> </tr> <tr> <td>Frontage:</td> <td>336 feet on 1st St</td> <td>Off-Site Improv:</td> <td>Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water</td> </tr> <tr> <td>Comp ID:</td> <td>1101528</td> <td>Zoning:</td> <td>C5, Santa Ana</td> </tr> <tr> <td></td> <td></td> <td>Submarket:</td> <td>Park Center</td> </tr> <tr> <td></td> <td></td> <td>Map Page:</td> <td>Thomas Bros. Guide 829-J3</td> </tr> <tr> <td></td> <td></td> <td>Parcel No:</td> <td>402-201-09</td> </tr> <tr> <td></td> <td></td> <td>Property Type:</td> <td>Land</td> </tr> <tr> <td></td> <td></td> <td>Proposed Use:</td> <td>Office</td> </tr> </table>			Sale Date:	03/06/2006	Sale Price:	\$8,856,614	Escrow/Contract:	420 days	Status:	Confirmed	Days on Market:	-	Down Pmnt:	-	Exchange:	No	Pct Down:	-	Conditions:	Land Contract	Doc No:	0148075	Density:	-	Trans Tax:	-	Max No of Units:	-	Corner:	No	Price/Unit:	-	Topography:	Level	Lot Dimensions:	Irregular	Improvements:	Finished lots	Frontage:	336 feet on 1st St	Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water	Comp ID:	1101528	Zoning:	C5, Santa Ana			Submarket:	Park Center			Map Page:	Thomas Bros. Guide 829-J3			Parcel No:	402-201-09			Property Type:	Land			Proposed Use:
Sale Date:	03/06/2006	Sale Price:	\$8,856,614																																																														
Escrow/Contract:	420 days	Status:	Confirmed																																																														
Days on Market:	-	Down Pmnt:	-																																																														
Exchange:	No	Pct Down:	-																																																														
Conditions:	Land Contract	Doc No:	0148075																																																														
Density:	-	Trans Tax:	-																																																														
Max No of Units:	-	Corner:	No																																																														
Price/Unit:	-	Topography:	Level																																																														
Lot Dimensions:	Irregular	Improvements:	Finished lots																																																														
Frontage:	336 feet on 1st St	Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water																																																														
Comp ID:	1101528	Zoning:	C5, Santa Ana																																																														
		Submarket:	Park Center																																																														
		Map Page:	Thomas Bros. Guide 829-J3																																																														
		Parcel No:	402-201-09																																																														
		Property Type:	Land																																																														
		Proposed Use:	Office																																																														
<b>income expense data</b> <table border="0"> <thead> <tr> <th></th> <th>Gross</th> <th>Net</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>7.82 AC</td> <td>-</td> </tr> <tr> <td>Price/Acre:</td> <td>\$1,132,559.34</td> <td>-</td> </tr> <tr> <td>SF:</td> <td>340,639 SF</td> <td>-</td> </tr> <tr> <td>Price/SF:</td> <td>\$26.00</td> <td>-</td> </tr> </tbody> </table>			Gross	Net	Acres:	7.82 AC	-	Price/Acre:	\$1,132,559.34	-	SF:	340,639 SF	-	Price/SF:	\$26.00	-	<b>listing broker</b> Volt Commercial Brokerage 2020 Main St Irvine, CA 92614 (949) 851-5100 Dave Alderman, John Collins <b>buyer broker</b> Volt Commercial Brokerage 2020 Main St Irvine, CA 92614 (949) 851-5100 Dave Alderman, John Collins																																																
	Gross	Net																																																															
Acres:	7.82 AC	-																																																															
Price/Acre:	\$1,132,559.34	-																																																															
SF:	340,639 SF	-																																																															
Price/SF:	\$26.00	-																																																															
<b>financing</b> <b>1st Alliance Bank (Construction)</b> Bal/Pmt: \$4,711,000																																																																	

**7711 Beach Blvd**

Buena Park, CA 90620

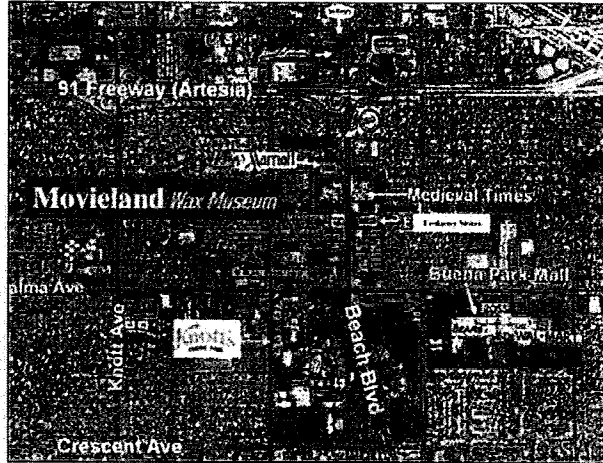
(Theme/Festival Center) Building of 68,462 SF Sold on 05/18/2007 for \$8,600,000

buyer

Community Redevelopment Agency of the City of Bue  
6650 Beach Blvd  
Buena Park, CA 90621

seller

Fong &amp; Paul Associates



## vital data

Escrow/Contract: 60 days

Sale Date: 05/18/2007

Days on Market: 115 days

Exchange: No

Conditions: -

Land Area SF: 368,518

Acres: 8.46

\$/SF Land Gross: \$23.34

Year Built, Age: -

Parking Spaces: -

Parking Ratio: -

FAR: 0.19

Lot Dimensions: -

Frontage: 625 feet on Beach Blvd

Tenancy: Multi

Comp ID: 1319435

Sale Price: \$8,600,000

Status: Confirmed

Building SF: 68,462 SF

Price/SF: \$125.62

Buyer Cap Rate: -

Seller Cap Rate: -

Down Pmnt: -

Pct Down: -

Doc No: 0322465

Trans Tax: -

Corner: No

Zoning: -

No Tenants: 2

Percent Improved: -

Submarket: Buena Park

Map Page: -

Parcel No: 136-203-40

Property Type: Retail

## income expense data

## listing broker

Voit Commercial Brokerage  
2020 Main St  
Irvine, CA 92614  
(949) 851-5100  
Tony Gleason

## buyer broker

No Buyer Broker on Deal

## financing

**1800-1840 N Bristol St**

Santa Ana, CA 92706

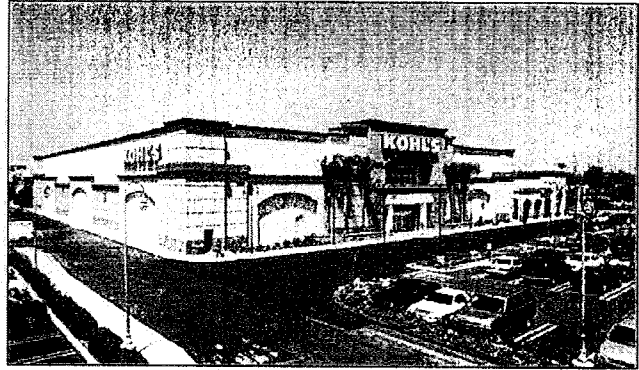
Retail Building of 107,687 SF Sold on 12/14/2006 for \$20,500,000

## buyer

**BMPBTC LLC**  
 c/o Bruce Conzelman  
 320 Goodhill Rd  
 Kentfield, CA 94904  
 (800) 937-1889

## seller

**L&M O'Hearn Properties LLC**  
 c/o Leo O'Hearn  
 3650 Ketch Ave  
 Oxnard, CA 93035  
 (805) 984-5880



## vital data

Escrow/Contract:	90 days	Sale Price:	\$20,500,000
Sale Date:	12/14/2006	Status:	Confirmed
Days on Market:	153 days	Building SF:	107,687 SF
Exchange:	Yes	Price/SF:	\$190.37
Conditions:	1031 Exchange	Buyer Cap Rate:	6.6%
Land Area SF:	216,929	Seller Cap Rate:	-
Acres:	4.98	Down Pmnt:	\$7,000,000.00
\$/SF Land Gross:	\$94.50	Pct Down:	34.1%
Year Built, Age:	1958 Age: 48	Doc No:	0843244
Parking Spaces:	-	Trans Tax:	\$22,550
Parking Ratio:	5.21/1000 SF	Corner:	No
FAR:	0.50	Zoning:	C-2
Lot Dimensions:	-	Percent Improved:	-
Frontage:	121 feet on W 17th St (with 1 curb cut)	Submarket:	Santa Ana Civic Center
Tenancy:	Multi	Map Page:	-
Comp ID:	1198699	Parcel No:	399-121-48
		Property Type:	Retail

## income expense data

<b>Income</b>	Gross Scheduled Income	\$1,356,000
	+ Other Income	
	- Vacancy Allowance	
	Effective Gross Income	
<b>Net Income</b>	Net Operating Income	\$1,356,000
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	\$1,356,000

## listing broker

**Sperry Van Ness**  
 4320 La Jolla Village Dr  
 San Diego, CA 92122  
 (858) 452-9100  
 Ryan Litrich

## buyer broker

Unknown

## financing

**1st John Hancock Life Ins (Assumed, 6.16%)**  
 Bal/Pmt: \$13,500,000/\$831,600

**3310-3398 S Bristol St**

Bristol Place  
Santa Ana, CA 92704

(Community Center) Building of 66,804 SF Sold on 02/23/2006  
for \$25,100,000

buyer

CP Bristol SA, LLC  
c/o William R. Rothacker  
8480 E Orchard Rd  
Greenwood Village, CO 80111  
(720) 493-5100

seller

SIMI Cochran Shopping Center, LP  
c/o Glick Family, LLC  
21800 Burbank Blvd  
Woodland Hills, CA 91367  
(818) 610-0930



## vital data

Escrow/Contract: -  
Sale Date: 02/23/2006  
Days on Market: -  
Exchange: No  
Conditions: -  
Land Area SF: 219,542  
Acres: 5.04  
\$/SF Land Gross: \$114.33  
Year Built, Age: 1986 Age: 20  
Parking Spaces: 200  
Parking Ratio: -  
FAR: 0.30  
Lot Dimensions: -  
Frontage: -  
Tenancy: Multi  
Comp ID: 1098703

Sale Price: \$25,100,000  
Status: Confirmed  
Building SF: 66,804 SF  
Price/SF: \$375.73  
Buyer Cap Rate: -  
Seller Cap Rate: 5.9%  
Down Pmnt: \$6,500,000.00  
Pct Down: 25.9%  
Doc No: 0122067  
Trans Tax: -  
Corner: No  
Zoning: C4, Santa Ana  
No Tenants: 19  
Percent Improved: 30.4%  
Submarket: South Coast Metro  
Map Page: Thomas Bros. Guide 859-D2  
Parcel No: 412-141-23  
Property Type: Retail

## income expense data

## listing broker

Hanley Investment Group  
2030 Main St  
Irvine, CA 92614  
(949) 585-7610  
Edward Hanley

## buyer broker

Hanley Investment Group  
2030 Main St  
Irvine, CA 92614  
(949) 585-7610  
Edward Hanley

## financing

## prior sale

1st Nomura Credit & Capital  
Bal/Pmt: \$18,600,000

Date/Doc No: 01/24/2000  
Sale Price: \$12,154,000  
CompID: 436573

**601-697 N Euclid St**Euclid Plaza  
Anaheim, CA 92801(Neighborhood Center) Building of 131,849 SF Sold on  
03/14/2007 for \$32,250,000

## buyer

C & Z Partners-Euclid LLC  
c/o David Diamond  
4207 S Hudson Pky  
Englewood, CO 80113  
(303) 639-9455

## seller

250 S Reno Street Apartments LLC  
c/o Mark Kaufman  
3659 E Thousand Oaks Blvd  
Westlake Village, CA 91362  
(818) 501-8656

## vital data

Escrow/Contract: 150 days  
 Sale Date: 03/14/2007  
 Days on Market: 28 days  
 Exchange: Yes  
 Conditions: 1031 Exchange  
 Land Area SF: 457,380  
 Acres: 10.5  
 \$/SF Land Gross: \$70.51  
 Year Built, Age: 1961 Age: 46  
 Parking Spaces: -  
 Parking Ratio: 3.41/1000 SF  
 FAR: 0.29  
 Lot Dimensions: 740x620  
 Frontage: -  
 Tenancy: Multi  
 Comp ID: 1260684

Sale Price: \$32,250,000  
 Status: Confirmed  
 Building SF: 131,849 SF  
 Price/SF: \$244.60  
 Buyer Cap Rate: 6.9%  
 Seller Cap Rate: 6.7%  
 Down Pmnt: -  
 Pct Down: -  
 Doc No: 0138633  
 Trans Tax: -  
 Corner: Yes  
 Zoning: C  
 No Tenants: 14  
 Percent Improved: 50.2%  
 Submarket: Katella North  
 Map Page: -  
 Parcel No: 272-041-07  
 Property Type: Retail

## income expense data

## listing broker

Investment Real Estate Associates  
16501 Ventura Blvd  
Encino, CA 91436  
(818) 386-6888  
Chris Thompson

## buyer broker

Investment Real Estate Associates  
16501 Ventura Blvd  
Encino, CA 91436  
(818) 386-6888  
Clark Everitt

## financing

## prior sale

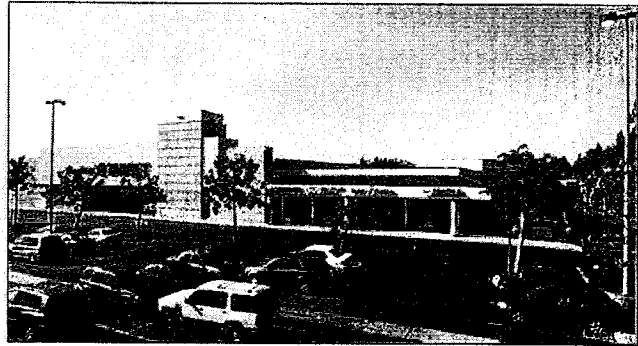
Date/Doc No: 04/30/2004  
 Sale Price: \$27,500,000  
 CompID: 888571

**6847-6931 Katella Ave**Cypress Center  
Cypress, CA 90630(Neighborhood Center) Building of 155,860 SF Sold on  
01/22/2007 for \$15,525,000

buyer

Cypress Center Holding LLC  
c/o Simon Honeybone  
8115 Preston Rd  
Dallas, TX 75225  
(214) 692-4200

seller

Bixby - Cypress Center Inc.  
c/o Greg Gilroy  
1200 Newport Center Dr  
Newport Beach, CA 92660  
(949) 335-0080

## vital data

Escrow/Contract: 30 days  
 Sale Date: 01/22/2007  
 Days on Market: 20 days  
 Exchange: No  
 Conditions: -  
 Land Area SF: 492,228  
 Acres: 11.3  
 \$/SF Land Gross: \$31.54  
 Year Built, Age: 1984 Age: 23  
 Parking Spaces: 475  
 Parking Ratio: 3.05/1000 SF  
 FAR: 0.32  
 Lot Dimensions: -  
 Frontage: -  
 Tenancy: Multi  
 Comp ID: 1221798

Sale Price: \$15,525,000  
 Status: Confirmed  
 Building SF: 155,860 SF  
 Price/SF: \$99.61  
 Buyer Cap Rate: 6.5%  
 Seller Cap Rate: -  
 Down Pmnt: \$6,009,000.00  
 Pct Down: 38.7%  
 Doc No: 0048592  
 Trans Tax: -  
 Corner: No  
 Zoning: PC-1  
 No Tenants: 12  
 Percent Improved: 69.3%  
 Submarket: Cypress/Los Alamitos  
 Map Page: -  
 Parcel No: 134-451-28  
 Property Type: Retail

## income expense data

## listing broker

CB Richard Ellis  
 3501 Jamboree Rd  
 Newport Beach, CA 92660  
 (949) 725-8500  
 Kirk Brummer, Preston Fetrow, Todd Goodman

## buyer broker

CB Richard Ellis  
 3501 Jamboree Rd  
 Newport Beach, CA 92660  
 (949) 725-8500  
 Preston Fetrow, Todd Goodman, Kirk Brummer

## financing

## prior sale

1st Bank of America  
 Bal/Pmt: \$9,516,000

Date/Doc No: 12/18/1997  
 Sale Price: \$8,300,000  
 CompID: 158897



<b>Seal Beach Blvd</b> Pacific Gateway Business Center Seal Beach, CA 90740 Commercial Land of 4.67 AC Sold on 09/26/2006 for \$5,085,625		Photo N/Ap, Land Sale																																
buyer Pacific Gateway Retail, LLC c/o John T Mehigan 18111 Von Karman Ave Irvine, CA 92612 (949) 474-7830																																		
seller The Boeing Company c/o Alan DeFrancis 15480 Laguna Canyon Rd Irvine, CA 92618 (949) 790-1900																																		
vital data																																		
<table border="0"> <tr> <td>Sale Date: 09/26/2006</td> <td>Sale Price: \$5,085,625</td> </tr> <tr> <td>Escrow/Contract: -</td> <td>Status: Confirmed</td> </tr> <tr> <td>Days on Market: -</td> <td>Down Pmnt: -</td> </tr> <tr> <td>Exchange: No</td> <td>Pct Down: -</td> </tr> <tr> <td>Conditions: -</td> <td>Doc No: 0637750</td> </tr> <tr> <td>Density: -</td> <td>Trans Tax: -</td> </tr> <tr> <td>Max No of Units: -</td> <td>Corner: No</td> </tr> <tr> <td>Price/Unit: -</td> <td>Topography: Level</td> </tr> <tr> <td>Lot Dimensions: Irregular</td> <td>Improvements: Not Available</td> </tr> <tr> <td>Frontage: -</td> <td>Off-Site Improv: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water</td> </tr> <tr> <td>Comp ID: 1160038</td> <td>Zoning: SP, Seal Beach</td> </tr> <tr> <td></td> <td>Submarket: Seal Beach</td> </tr> <tr> <td></td> <td>Map Page: Thomas Bros. Guide 826-H2</td> </tr> <tr> <td></td> <td>Parcel No: 095-010-58</td> </tr> <tr> <td></td> <td>Property Type: Land</td> </tr> <tr> <td></td> <td>Proposed Use: Unknown</td> </tr> </table>			Sale Date: 09/26/2006	Sale Price: \$5,085,625	Escrow/Contract: -	Status: Confirmed	Days on Market: -	Down Pmnt: -	Exchange: No	Pct Down: -	Conditions: -	Doc No: 0637750	Density: -	Trans Tax: -	Max No of Units: -	Corner: No	Price/Unit: -	Topography: Level	Lot Dimensions: Irregular	Improvements: Not Available	Frontage: -	Off-Site Improv: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water	Comp ID: 1160038	Zoning: SP, Seal Beach		Submarket: Seal Beach		Map Page: Thomas Bros. Guide 826-H2		Parcel No: 095-010-58		Property Type: Land		Proposed Use: Unknown
Sale Date: 09/26/2006	Sale Price: \$5,085,625																																	
Escrow/Contract: -	Status: Confirmed																																	
Days on Market: -	Down Pmnt: -																																	
Exchange: No	Pct Down: -																																	
Conditions: -	Doc No: 0637750																																	
Density: -	Trans Tax: -																																	
Max No of Units: -	Corner: No																																	
Price/Unit: -	Topography: Level																																	
Lot Dimensions: Irregular	Improvements: Not Available																																	
Frontage: -	Off-Site Improv: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water																																	
Comp ID: 1160038	Zoning: SP, Seal Beach																																	
	Submarket: Seal Beach																																	
	Map Page: Thomas Bros. Guide 826-H2																																	
	Parcel No: 095-010-58																																	
	Property Type: Land																																	
	Proposed Use: Unknown																																	
income expense data		listing broker																																
<table border="0"> <tr> <td></td> <td>Gross</td> <td>Net</td> </tr> <tr> <td>Acres:</td> <td>4.67 AC</td> <td>-</td> </tr> <tr> <td>Price/Acre:</td> <td>\$1,088,998.93</td> <td>-</td> </tr> <tr> <td>SF:</td> <td>203,425 SF</td> <td>-</td> </tr> <tr> <td>Price/SF:</td> <td>\$25.00</td> <td>-</td> </tr> </table>			Gross	Net	Acres:	4.67 AC	-	Price/Acre:	\$1,088,998.93	-	SF:	203,425 SF	-	Price/SF:	\$25.00	-	buyer broker																	
	Gross	Net																																
Acres:	4.67 AC	-																																
Price/Acre:	\$1,088,998.93	-																																
SF:	203,425 SF	-																																
Price/SF:	\$25.00	-																																
financing																																		
1st City National Bank Bal/Pmt: \$8,100,000																																		

**1800-1840 N Bristol St**

Santa Ana, CA 92706

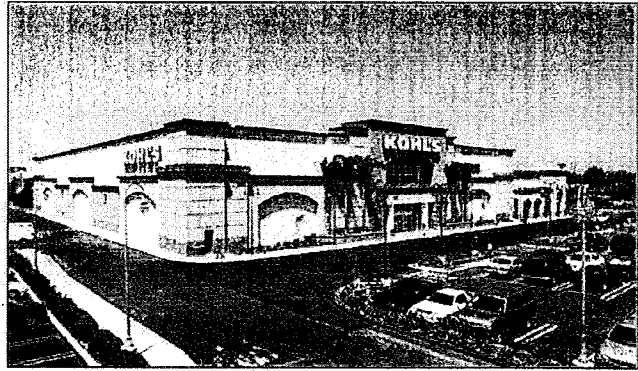
Retail Building of 107,687 SF Sold on 12/14/2006 for \$20,500,000

## buyer

**BMPBTC LLC**  
 c/o Bruce Conzelman  
 320 Goodhill Rd  
 Kentfield, CA 94904  
 (800) 937-1889

## seller

**L&M O'Hearn Properties LLC**  
 c/o Leo O'Hearn  
 3650 Ketch Ave  
 Oxnard, CA 93035  
 (805) 984-5880



## vital data

Escrow/Contract:	90 days	Sale Price:	\$20,500,000
Sale Date:	12/14/2006	Status:	Confirmed
Days on Market:	153 days	Building SF:	107,687 SF
Exchange:	Yes	Price/SF:	\$190.37
Conditions:	1031 Exchange	Buyer Cap Rate:	6.6%
Land Area SF:	216,929	Seller Cap Rate:	-
Acres:	4.98	Down Pmnt:	\$7,000,000.00
\$/SF Land Gross:	\$94.50	Pct Down:	34.1%
Year Built, Age:	1958 Age: 48	Doc No:	0843244
Parking Spaces:	-	Trans Tax:	\$22,550
Parking Ratio:	5.21/1000 SF	Corner:	No
FAR:	0.50	Zoning:	C-2
Lot Dimensions:	-	Percent Improved:	-
Frontage:	121 feet on W 17th St (with 1 curb cut)	Submarket:	Santa Ana Civic Center
Tenancy:	Multi	Map Page:	-
Comp ID:	1198699	Parcel No:	399-121-48
		Property Type:	Retail

## Income expense data

Income	Gross Scheduled Income	\$1,356,000
	+ Other Income	
	- Vacancy Allowance	
	Effective Gross Income	
Net Income	Net Operating Income	\$1,356,000
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	\$1,356,000

## listing broker

**Sperry Van Ness**  
 4320 La Jolla Village Dr  
 San Diego, CA 92122  
 (858) 452-9100  
 Ryan Litrich

## buyer broker

Unknown

## financing

**1st John Hancock Life Ins (Assumed, 6.16%)**  
 Bal/Pmt: \$13,500,000/\$831,600

**15550-15640 Brookhurst St**

Brookhurst Town Center  
Westminster, CA 92683

(Community Center) Building of 49,875 SF Sold on 02/02/2005  
for \$7,050,000

**buyer**

Young Seok Suh MD Inc  
c/o Young Seok Suh  
223 S Central Ave  
Los Angeles, CA 90012  
(213) 680-3393

**seller**

Brookhurst-McFadden LP  
c/o Gary Hamilton  
363 San Miguel Dr  
Newport Beach, CA 92660  
(949) 640-4060

**vital data**

Escrow/Contract: 45 days  
Sale Date: 02/02/2005  
Days on Market: 300 days  
Exchange: No  
Conditions: Ground Lease (Leasehold)  
Land Area SF: 200,812  
Acres: 4.61  
\$/SF Land Gross: \$35.11  
Year Built, Age: 1988 Age: 17  
Parking Spaces: 327  
Parking Ratio: 6.56/1000 SF  
FAR: 0.25  
Lot Dimensions: -  
Frontage: 588 feet on Brookhurst  
Tenancy: Multi  
Comp ID: 973832

Sale Price: \$7,050,000  
Status: Confirmed  
Building SF: 49,875 SF  
Price/SF: \$141.35  
Buyer Cap Rate: -  
Seller Cap Rate: 10.0%  
Down Pmnt: \$2,424,000.00  
Pct Down: 34.4%  
Doc No: 0085971  
Trans Tax: \$7,755  
Corner: No  
Zoning: C1, Westminster  
Percent Improved: 56.2%  
Submarket: Westminster Complex  
Map Page: -  
Parcel No: 108-441-15 [Partial List]  
Property Type: Retail

**income expense data****listing broker**

Sperry Van Ness  
18881 Von Karman Ave  
Irvine, CA 92612  
(949) 250-4100  
Sharon Browning, Mehran Foroughi

**buyer broker**

Sperry Van Ness  
18881 Von Karman Ave  
Irvine, CA 92612  
(949) 250-4100  
Sharon Browning

**financing**

1st Center Bank  
Bal/Pmt: \$4,626,000

**15553-15691 Brookhurst St**

Westminster, CA 92683

(Strip Center) Building of 62,048 SF Sold on 01/19/2005 for \$6,835,000

**buyer**

Thomas Wong  
19760 Reedview Dr  
Rowland Heights, CA 91748  
(626) 272-7732

**seller**

Sherry Liou

Westminster, CA 92684

**vital data**

Escrow/Contract: -  
Sale Date: 01/19/2005  
Days on Market: -  
Exchange: No  
Conditions: -  
Land Area SF: 291,416  
Acres: 6.69  
\$/SF Land Gross: \$23.45  
Year Built, Age: -  
Parking Spaces: -  
Parking Ratio: -  
FAR: 0.21  
Lot Dimensions: -  
Frontage: -  
Tenancy: Multi  
Comp ID: 992632

Sale Price: \$6,835,000  
Status: Full Value  
Building SF: 62,048 SF  
Price/SF: \$110.16  
Buyer Cap Rate: -  
Seller Cap Rate: -  
Down Pmnt: -  
Pct Down: -  
Doc No: 0042815  
Trans Tax: \$7,518.50  
Corner: Yes  
Zoning: C1, Westminster  
No Tenants: 1  
Percent Improved: 44.1%  
Submarket: Westminster Complex  
Map Page: Thomas Bros. Guide 828-E5  
Parcel No: 143-142-02 [Partial List]  
Property Type: Retail

**income expense data****listing broker****buyer broker****financing**

1st East West Bank  
Bal/Pmt: \$9,450,000

**18175-18255 Brookhurst St**

Fountain Valley, CA 92708

(Neighborhood Center) Building of 39,600 SF Sold on  
10/04/2006 for \$13,960,000

buyer

Mariposa Plaza  
c/o May Hasso  
250 Newport Center Dr  
Newport Beach, CA 92660  
(949) 729-1622

seller

GMN Company  
c/o Earl Greif  
8 Deerfield Ct  
Rancho Mirage, CA 92270  
(760) 770-9936

vital data

Escrow/Contract: 120 days  
 Sale Date: 10/04/2006  
 Days on Market: 304 days  
 Exchange: No  
 Conditions: -  
 Land Area SF: 166,399  
 Acres: 3.82  
 \$/SF Land Gross: \$83.89  
 Year Built, Age: 1987 Age: 19  
 Parking Spaces: -  
 Parking Ratio: 4/1000 SF  
 FAR: 0.24  
 Lot Dimensions: -  
 Frontage: -  
 Tenancy: Multi  
 Comp ID: 1160851

Sale Price: \$13,960,000  
 Status: Confirmed  
 Building SF: 39,600 SF  
 Price/SF: \$352.53  
 Buyer Cap Rate: 6.3%  
 Seller Cap Rate: -  
 Down Pmnt: -  
 Pct Down: -  
 Doc No: 0658594  
 Trans Tax: -  
 Corner: Yes  
 Zoning: C1,Fountain Valley  
 No Tenants: 28  
 Percent Improved: 61.4%  
 Submarket: Fountain Valley  
 Map Page: -  
 Parcel No: 157-241-24  
 Property Type: Retail



income expense data

listing broker

Sperry Van Ness  
 18881 Von Karman Ave  
 Irvine, CA 92612  
 (949) 250-4100  
 Mehran Foroughi, Sharon Browning

buyer broker

Sperry Van Ness  
 18881 Von Karman Ave  
 Irvine, CA 92612  
 (949) 250-4100  
 Mehran Foroughi, Sharon Browning

financing

prior sale

1st Wells Fargo Bank N.A.  
 Bal/Pmt: \$4,300,000

Date/Doc No: 12/27/1996  
 Sale Price: \$6,475,000  
 CompID: 157664

**8871-8947 Garden Grove Blvd**

Garden Plaza  
Garden Grove, CA 92844

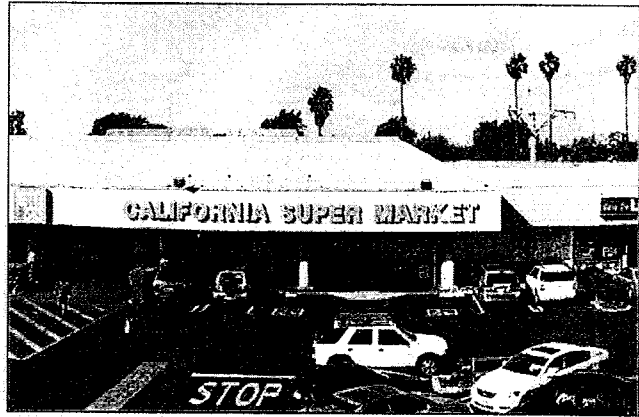
(Neighborhood Center) Building of 65,120 SF Sold on  
06/04/2007 for \$18,000,000

## buyer

Charles S & Donna Y Lee  
3267 W Olympic Blvd  
Los Angeles, CA 90006

## seller

GG Rhee Property LLC  
3550 Wilshire Blvd  
Los Angeles, CA 90010



## vital data

Escrow/Contract: -  
Sale Date: 06/04/2007  
Days on Market: -  
Exchange: No  
Conditions: -  
Land Area SF: -  
Acres: -  
\$/SF Land Gross: -  
Year Built, Age: 1974 Age: 33  
Parking Spaces: 350  
Parking Ratio: 5.37/1000 SF  
FAR: -  
Lot Dimensions: -  
Frontage: -  
Tenancy: Multi  
Comp ID: 1402164

Sale Price: \$18,000,000  
Status: Full Value  
Building SF: 65,120 SF  
Price/SF: \$276.41  
Buyer Cap Rate: -  
Seller Cap Rate: -  
Down Pmnt: \$5,640,000.00  
Pct Down: 31.3%  
Doc No: 0562658  
Trans Tax: \$19,800  
Corner: Yes  
Zoning: -  
No Tenants: 16  
Percent Improved: 31.3%  
Submarket: Garden Grove  
Map Page: -  
Parcel No: 133-443-05  
Property Type: Retail

## income expense data

## listing broker

No Listing Broker on Deal

## buyer broker

No Buyer Broker on Deal

## financing

1st Farmers & Merchants Bk  
Bal/Pmt: \$12,360,000

**16275-16377 Harbor Blvd**

Harbor Plaza  
Fountain Valley, CA 92708

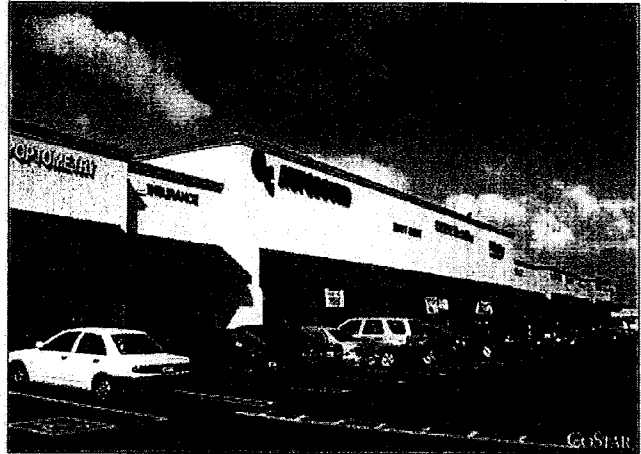
(Strip Center) Building of 41,550 SF Sold on 02/22/2007 for  
\$11,760,000

**buyer**

Amusement Industry Inc  
6665 Long Beach Blvd  
Long Beach, CA 90805  
(310) 639-0782

**seller**

U.N.T. Atia.,  
2142 Liane Ln  
Santa Ana, CA 92705  
(714) 730-6257

**vital data**

Escrow/Contract: -  
Sale Date: 02/22/2007  
Days on Market: -  
Exchange: No  
Conditions: -  
Land Area SF: 172,062  
Acres: 3.95  
\$/SF Land Gross: \$68.35  
Year Built, Age: 1985 Age: 22  
Parking Spaces: -  
Parking Ratio: -  
FAR: 0.24  
Lot Dimensions: -  
Frontage: -  
Tenancy: Multi  
Comp ID: 1336145

Sale Price: \$11,760,000  
Status: Confirmed  
Building SF: 41,550 SF  
Price/SF: \$283.03  
Buyer Cap Rate: -  
Seller Cap Rate: 6.3%  
Down Pmnt: -  
Pct Down: -  
Doc No: 0391146  
Trans Tax: -  
Corner: No  
Zoning: -  
No Tenants: 3  
Percent Improved: 63.0%  
Submarket: Fountain Valley  
Map Page: -  
Parcel No: 144-231-71  
Property Type: Retail

**income expense data****listing broker**

Hanley Investment Group  
2030 Main St  
Irvine, CA 92614  
(949) 585-7610  
Eric Wohl, Edward Hanley

**buyer broker**

Hanley Investment Group  
2030 Main St  
Irvine, CA 92614  
(949) 585-7610  
Eric Wohl, Edward Hanley

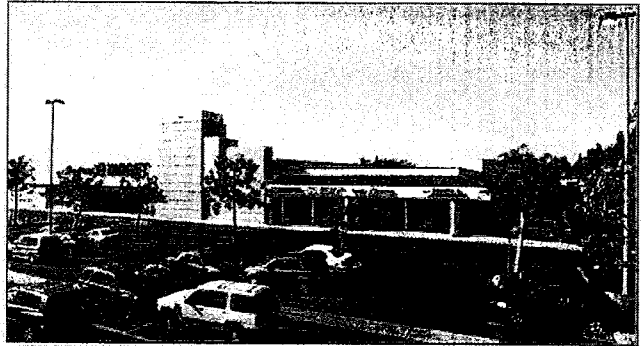
**financing**

**6847-6931 Katella Ave**Cypress Center  
Cypress, CA 90630(Neighborhood Center) Building of 155,860 SF Sold on  
01/22/2007 for \$15,525,000

buyer

Cypress Center Holding LLC  
c/o Simon Honeybone  
8115 Preston Rd  
Dallas, TX 75225  
(214) 692-4200

seller

Bixby - Cypress Center Inc.  
c/o Greg Gilroy  
1200 Newport Center Dr  
Newport Beach, CA 92660  
(949) 335-0080

## vital data

Escrow/Contract: 30 days  
 Sale Date: 01/22/2007  
 Days on Market: 20 days  
 Exchange: No  
 Conditions: -  
 Land Area SF: 492,228  
 Acres: 11.3  
 \$/SF Land Gross: \$31.54  
 Year Built, Age: 1984 Age: 23  
 Parking Spaces: 475  
 Parking Ratio: 3.05/1000 SF  
 FAR: 0.32  
 Lot Dimensions: -  
 Frontage: -  
 Tenancy: Multi  
 Comp ID: 1221798

Sale Price: \$15,525,000  
 Status: Confirmed  
 Building SF: 155,860 SF  
 Price/SF: \$99.61  
 Buyer Cap Rate: 6.5%  
 Seller Cap Rate: -  
 Down Pmnt: \$6,009,000.00  
 Pct Down: 38.7%  
 Doc No: 0048592  
 Trans Tax: -  
 Corner: No  
 Zoning: PC-1  
 No Tenants: 12  
 Percent Improved: 69.3%  
 Submarket: Cypress/Los Alamitos  
 Map Page: -  
 Parcel No: 134-451-28  
 Property Type: Retail

## income expense data

## listing broker

CB Richard Ellis  
 3501 Jamboree Rd  
 Newport Beach, CA 92660  
 (949) 725-8500  
 Kirk Brummer, Preston Fetrow, Todd Goodman

## buyer broker

CB Richard Ellis  
 3501 Jamboree Rd  
 Newport Beach, CA 92660  
 (949) 725-8500  
 Preston Fetrow, Todd Goodman, Kirk Brummer

## financing

## prior sale

1st Bank of America  
 Bal/Pmt: \$9,516,000

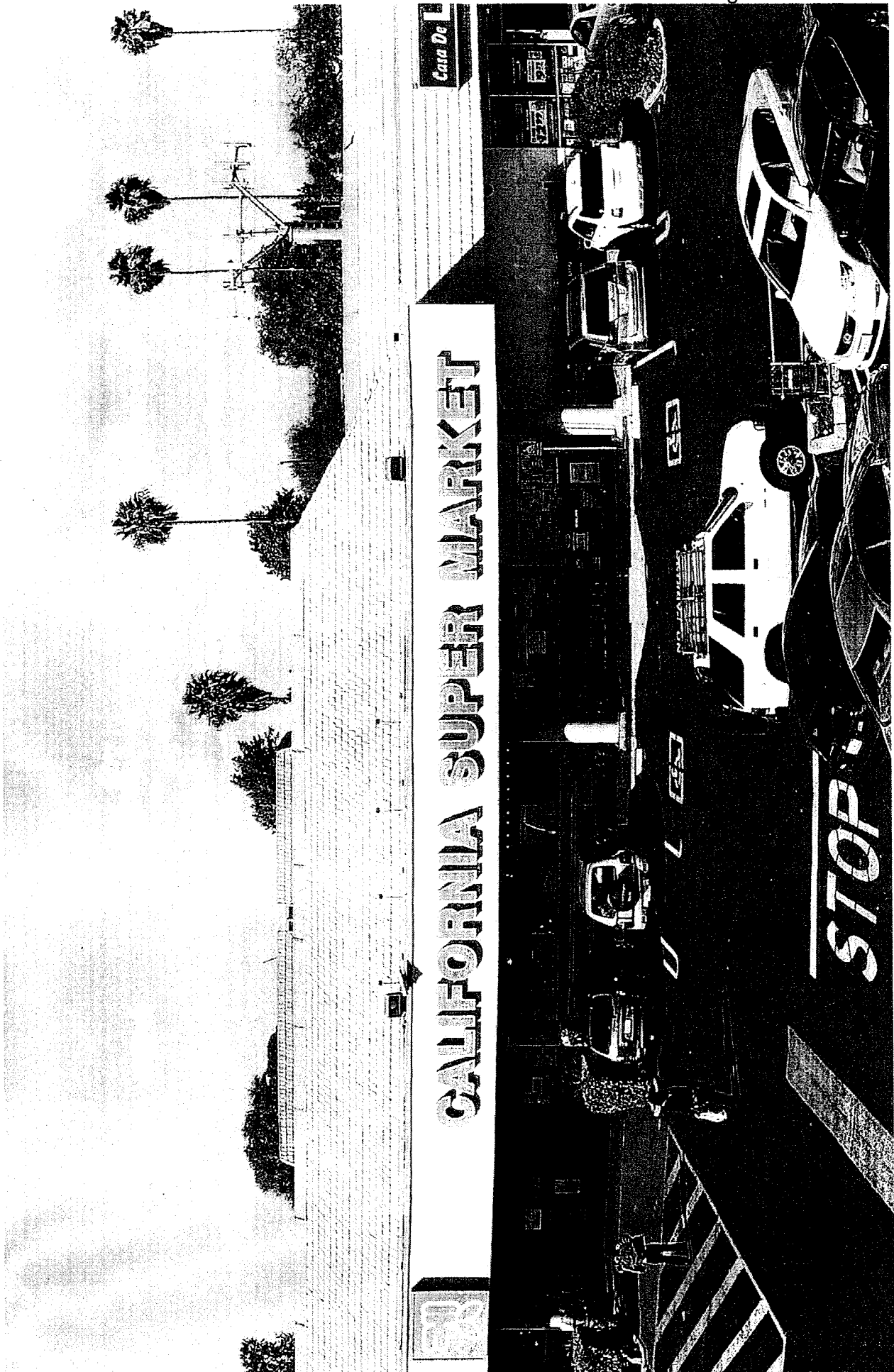
Date/Doc No: 12/18/1997  
 Sale Price: \$8,300,000  
 CompID: 158897



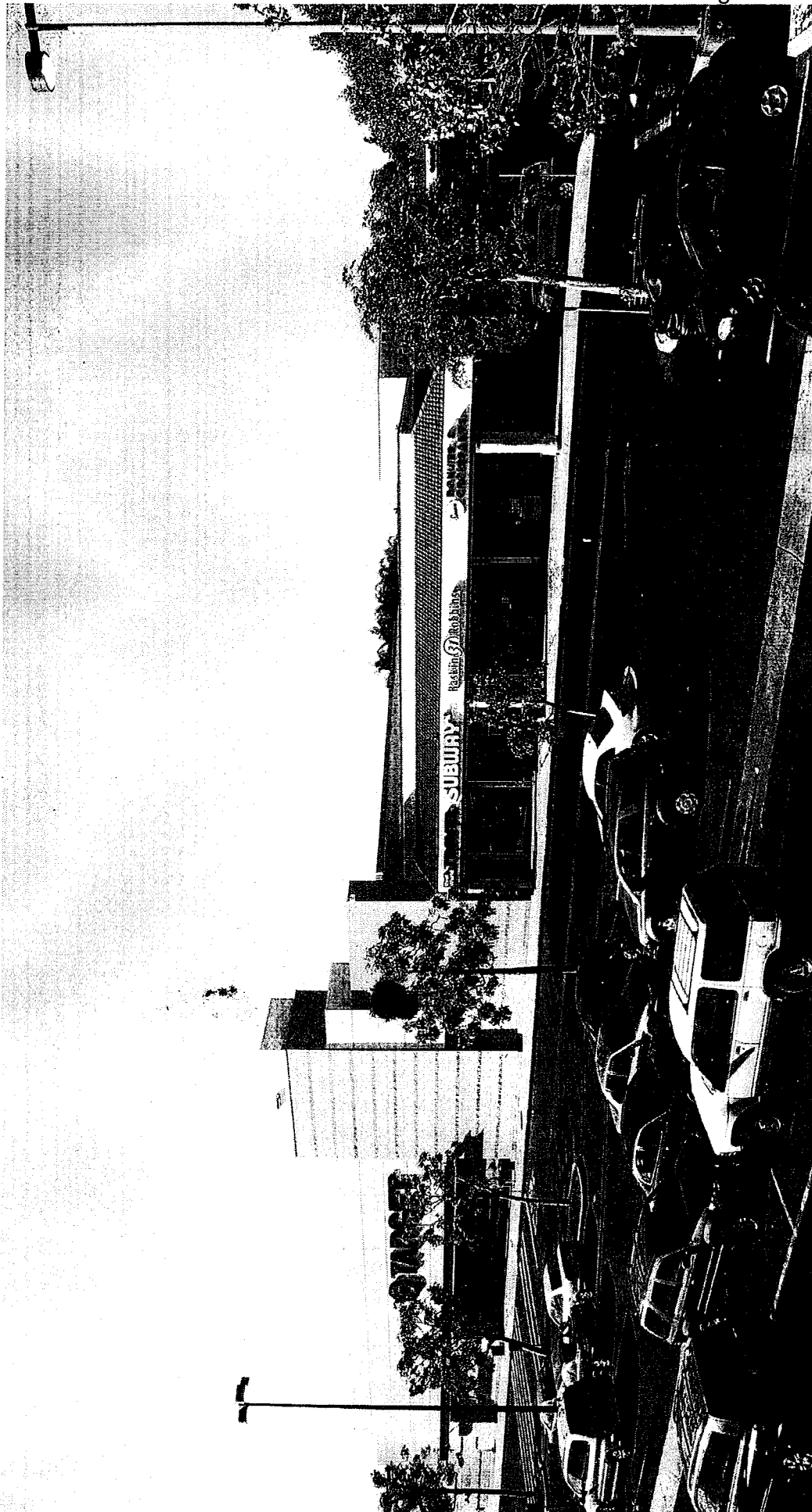
# **Exhibit L**



601-697 N Euclid Street  
Anaheim, CA 92801



8871-8947 Garden Grove Blvd.  
Garden Grove, CA 92844



6847-6931 Katella Avenue  
Cypress, CA 90630